| 157.0 | 0003 | 0009.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 721,900 / 721,900 |
| | | | | | USE VALUE: | 721,900 / 721,900 |
| | | | | | ASSESSED: | 721,900 / 721,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 261 | | HILLSIDE AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | GAINFORT ROBERT S/EILEEN S |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 261 HILLSIDE AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | ROUX ROSE S - |
| Owner 2: | - |
| Street 1: | 261 HILLSIDE AVE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1936, having primarily Wood Shingle Exterior and 1764 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 8 | Ledge |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 7000.000 | 280,900 | | 441,000 | 721,900 |
| Total Card | 0.161 | 280,900 | | 441,000 | 721,900 |
| Total Parcel | 0.161 | 280,900 | | 441,000 | 721,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.24 | /Parcel: 409.24

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 104461

**GIS Ref**

**GIS Ref**

**Insp Date** 10/06/18

!12288!

## PREVIOUS ASSESSMENT

**Parcel ID** 157.0-0003-0009.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 280,900 | 0 | 7,000. | 441,000 | 721,900 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 259,900 | 0 | 7,000. | 441,000 | 700,900 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 259,900 | 0 | 7,000. | 441,000 | 700,900 | 700,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 229,100 | 0 | 7,000. | 441,000 | 670,100 | 670,100 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 229,100 | 0 | 7,000. | 371,700 | 600,800 | 600,800 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 229,100 | 0 | 7,000. | 340,200 | 569,300 | 569,300 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 229,100 | 0 | 7,000. | 289,800 | 518,900 | 518,900 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 202,100 | 0 | 7,000. | 252,000 | 454,100 | 454,100 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 14:18:16 |

**LAST REV**

| Date | Time |
|---|---|
| 10/16/18 | 14:18:25 |
| apro | |

## SALES INFORMATION

**TAX DISTRICT**

**PAT ACCT.** 12288

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| ROUX ROSE S | 53225-60 | | 7/17/2009 | | 440,000 | No | No | | |
| ROUX CONRAD & R | 51168-414 | | 5/14/2008 | Family | 1 | No | No | | |
| ROUX CONRAD & R | 51168-414 | | 5/14/2008 | Family | 1 | No | No | | |
| ROUX CONRAD & R | 36072-173 | | 8/7/2002 | Family | 99 | No | No | | |
| | 11365-157 | | 7/28/1967 | | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 104461 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/6/2018 | MEAS&NOTICE | HS | Hanne S |
| 10/17/2008 | Meas/Inspect | 163 | PATRIOT |
| 1/17/2000 | Inspected | 277 | PATRIOT |
| 11/30/1999 | Measured | 268 | PATRIOT |
| 7/20/1993 | | EK | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 7000 | | Sq. Ft. | Site | | 0 | 70. | 0.90 | 7 | | | | | | | | | 441,000 | | | | | | 441,000 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.16070 | Total SF/SM: | 7000 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 441,000 | Spl Credit | | Total: | 441,000 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 2 - Bungalow | | |
| Sty Ht: | 1H - 1 & 1/2 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1936 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 50 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 2 | Rating: | Fair |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 100.00 |
| Size Adj.: | 1.25693631 |
| Const Adj.: | 0.98500049 |
| Adj $ / SQ: | 123.808 |
| Other Features: | 84100 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 345063 |
| Depreciation: | 64182 |
| Depreciated Total: | 280881 |

## COMMENTS

OF=SHOWER AND SINK IN BMT.

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units | 1 | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 6 | BRs: | 2 | Baths: | 1 | HB | | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

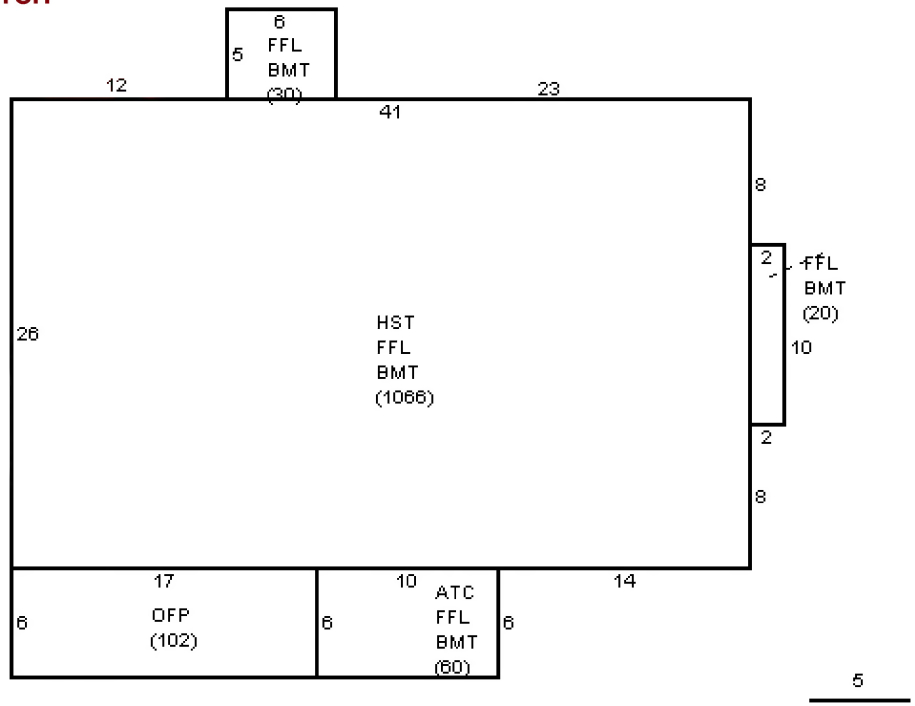
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 2 | |
| Totals | | | |
| 1 | 6 | 2 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 123.81 |
| Special Features: | 0 | Val/Su Net: | 93.38 |
| Final Total: | 280900 | Val/Su SzAd | 162.37 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,176 | 59.430 | 69,887 |
| FFL | First Floor | 1,176 | 123.810 | 145,599 |
| HST | Half Story | 533 | 74.280 | 39,594 |
| OFP | Open Porch | 102 | 32.190 | 3,283 |
| ATC | Attic | 21 | 123.810 | 2,600 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,008 | | | Total: | 260,963 |
| Size Ad | 1730 | Gross Area | 3580 | FinArea | 1764 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | GFB | 50 | G | |
| HST | 100 | UNF | 100 | A | |

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

157.0-0003-0009.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc